

Florida: An Economic Overview

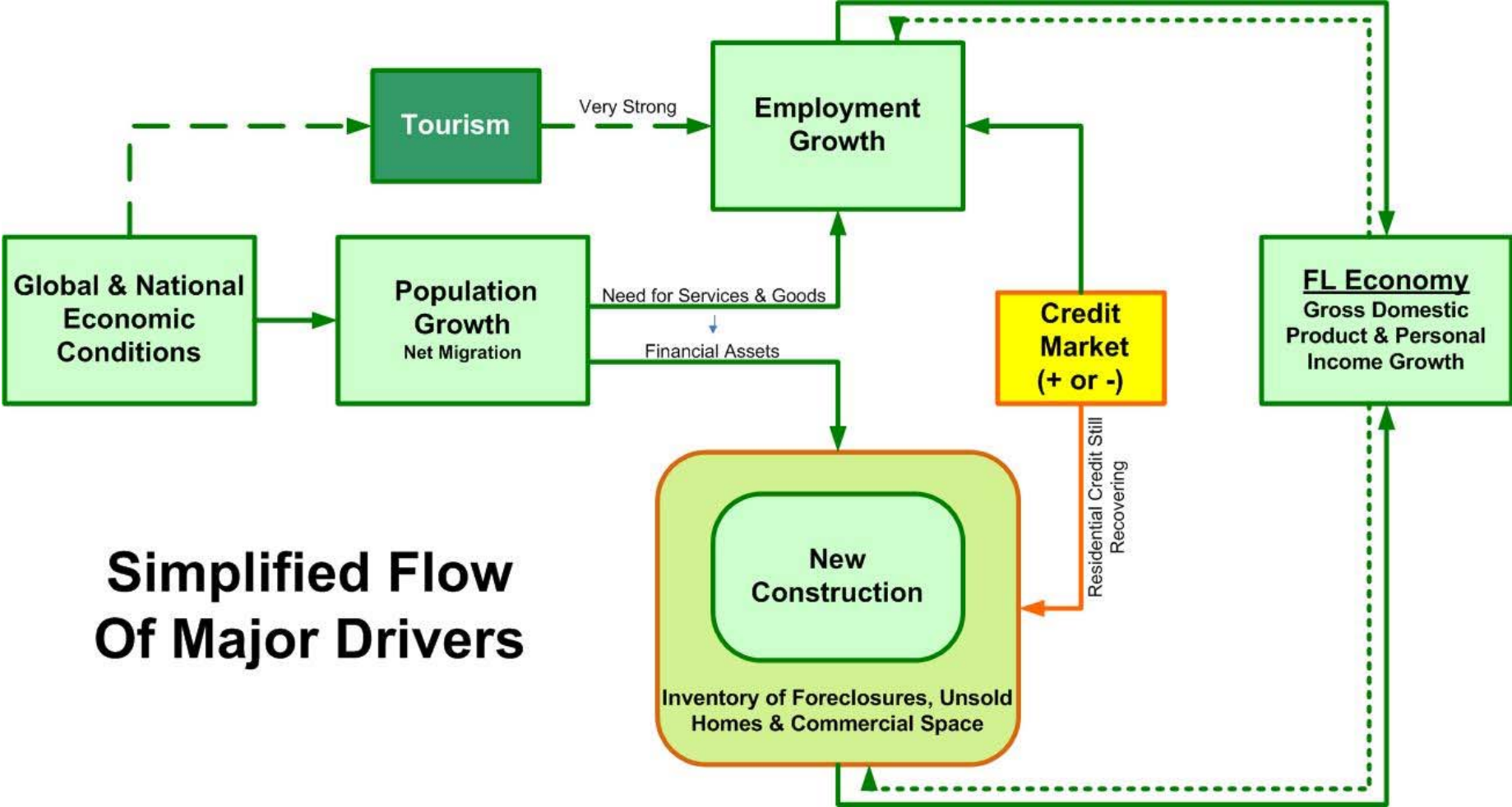
March 28, 2016

Presented by:



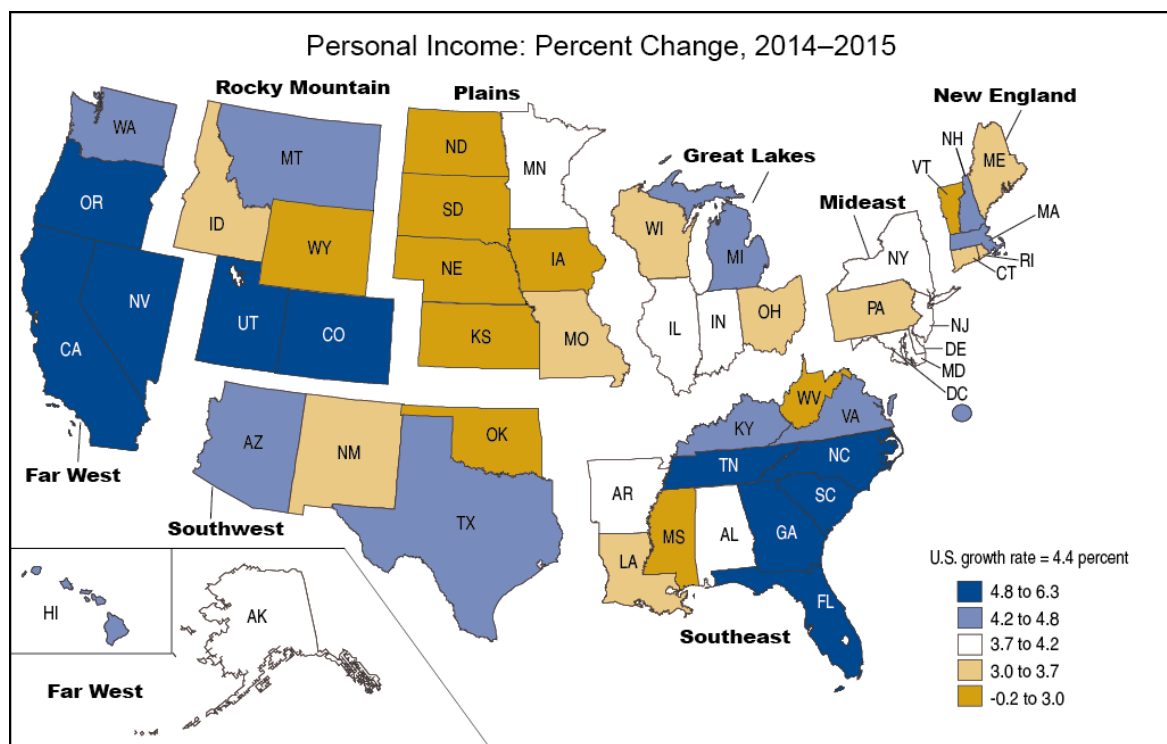
The Florida Legislature
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Demographic Research
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<http://edr.state.fl.us>

Key Economic Variables Improving



**Simplified Flow
Of Major Drivers**

FL Personal Income Growth Has Similar Story...



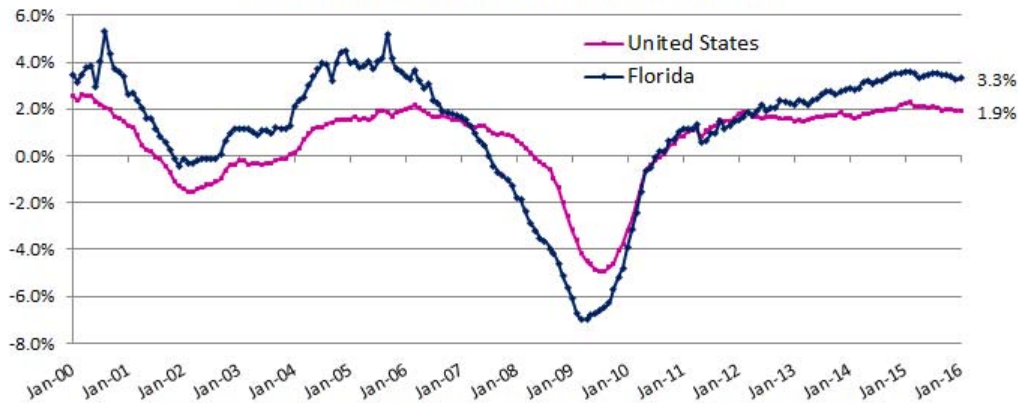
U.S. Bureau of Economic Analysis

In the latest revised annual data, Florida finished the 2014 calendar year with 5.0% growth over the prior year—above the national growth rate of 4.4% and ranking 9th among all states. This was an improved ranking from the prior year (14th when the District of Columbia is included).

Florida's pace for the 2015 calendar year was stronger than 2014, even though personal income for all states grew at the same rate as in 2014. Florida grew above the national average of 4.4%, recording growth of 5.2% and ranking 6th in the country for the percent change from the prior year. However, the state's per capita income was below the nation as a whole and ranked Florida 28th in the United States.

Current Employment Conditions...

**Seasonally Adjusted Nonfarm Jobs
Percent Change from Same Month Prior Year**



Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, Current Employment Statistics Program in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, March 14, 2016.

January Nonfarm Jobs (YOY)

US	1.9%
FL	3.3%
YR:	263,900 jobs
Peak:	+190,400 jobs over Prior Peak [Prior Employment Peak passed in May 2015]

January Unemployment Rate

US 4.9%
FL 5.0% (492,000 people)

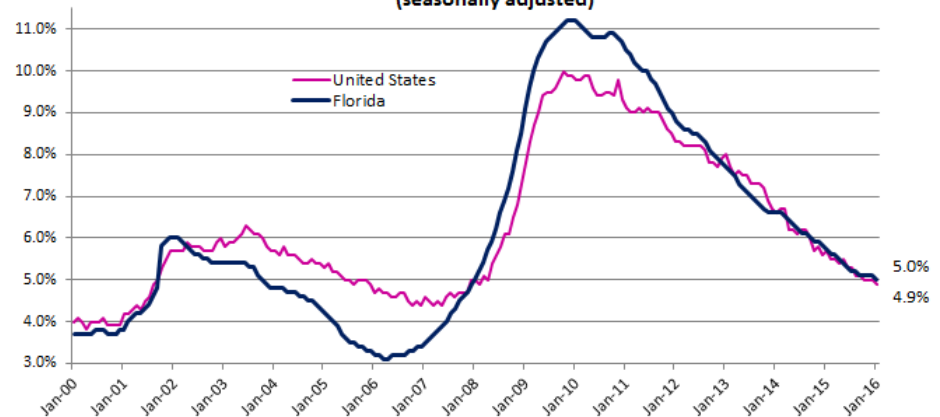
Highest Monthly Rate

11.2% (November 2009 through January 2010)

Lowest Monthly Rate

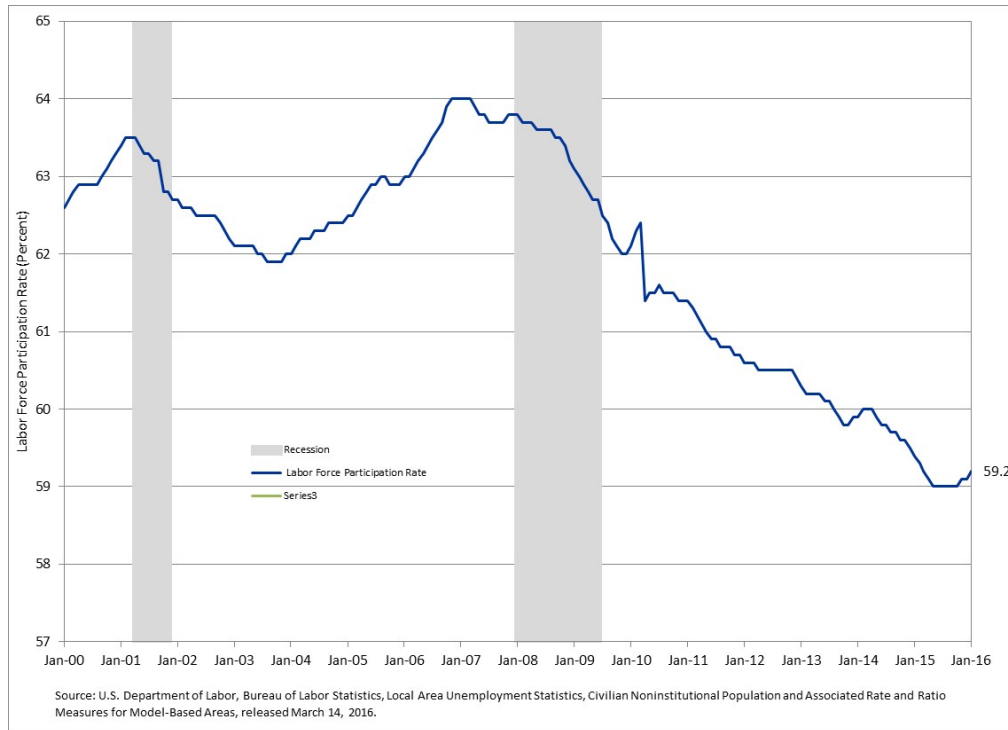
3.1% (March through April 2006)

**United States and Florida Unemployment Rates
(seasonally adjusted)**



Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, March 14, 2016.

Florida's Participation Rate...



Florida's labor force participation rate most recently peaked at 64% from November 2006 to March 2007. Since then, the participation rate has been generally declining with a recent low of 59% from May to October 2015.

The reported participation rate was 59.2% in January 2016. Among all unemployed, the share of those reentering the labor force increased from 28.0% in January 2015 to 29.8% in January 2016. In contrast, the share of new entrants in all unemployed declined slightly from 11.3% in January 2015 to 11.1% in January 2016.

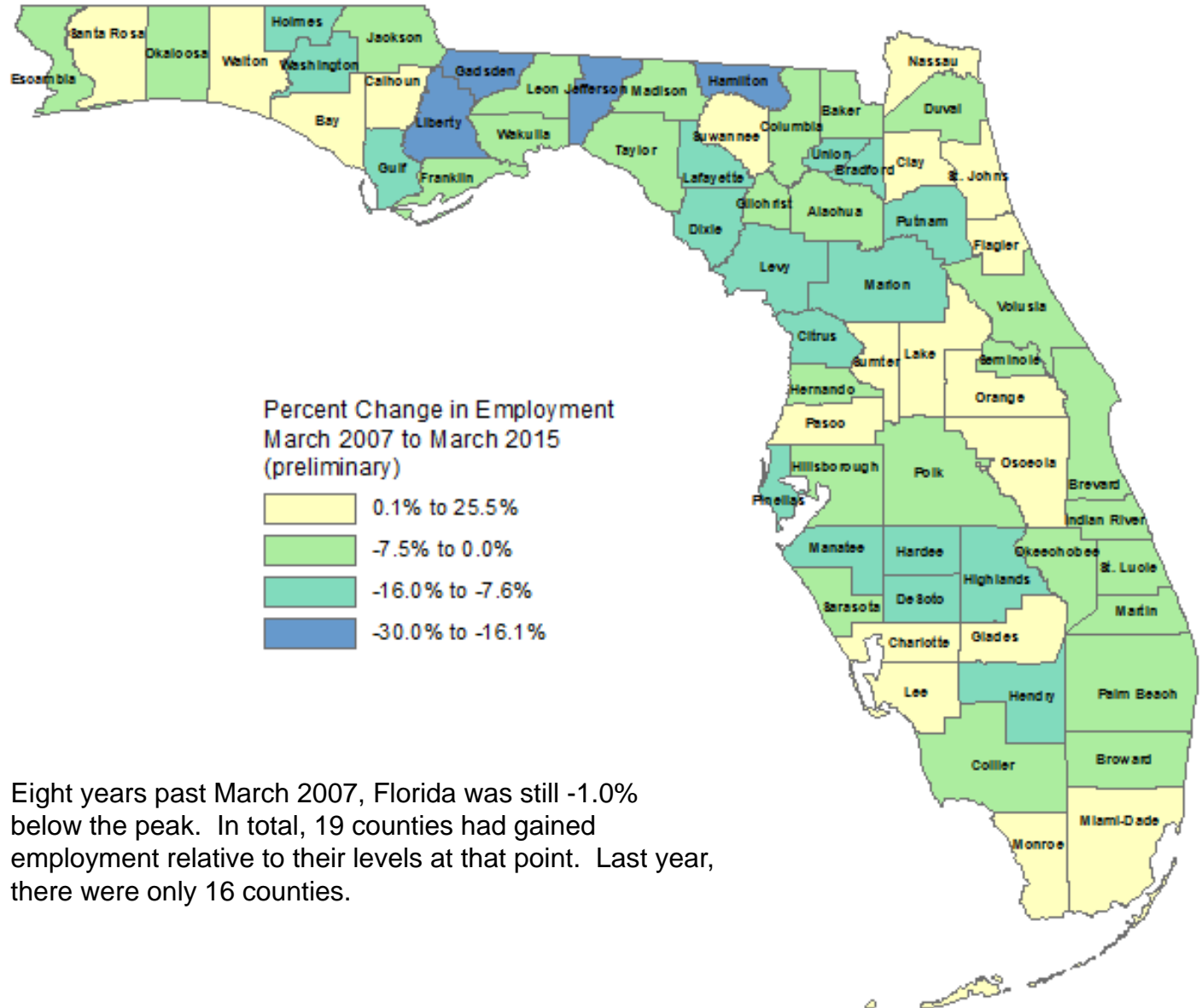
The US Department of Labor / Bureau of Labor Statistics revised the labor force data back to 2010. The revised estimates suggest that there were more working-age people in Florida than previously estimated in 2015. There were fewer employed Floridians in the first half of 2015 and the labor force participation rate was lower than previously estimated. In contrast, there were more employed Floridians and the labor force participation rate was higher in the second half of 2015 than previously estimated.

Florida's Job Market

- Florida's job market is still recovering, but—after 8 years—it has finally passed its most recent peak. However, passing the previous peak does not mean the same thing today as it did then.
- Florida's prime working-age population (aged 25-54) has been adding people each month, so even more jobs need to be created to address the population increase since 2007.
- It would take the creation of an additional 920,000 jobs for the same percentage of the total population 16 years and over to be working as was the case at the peak. However, a significant number of older Floridians who are currently out of the labor force may never return to work because they are on disability and / or they are now nearing retirement age.
- If the universe is limited to the prime working-age population (aged 25-54), then 370,000 jobs would need to be created for the same percentage of that age group to be working as was the case at the peak.



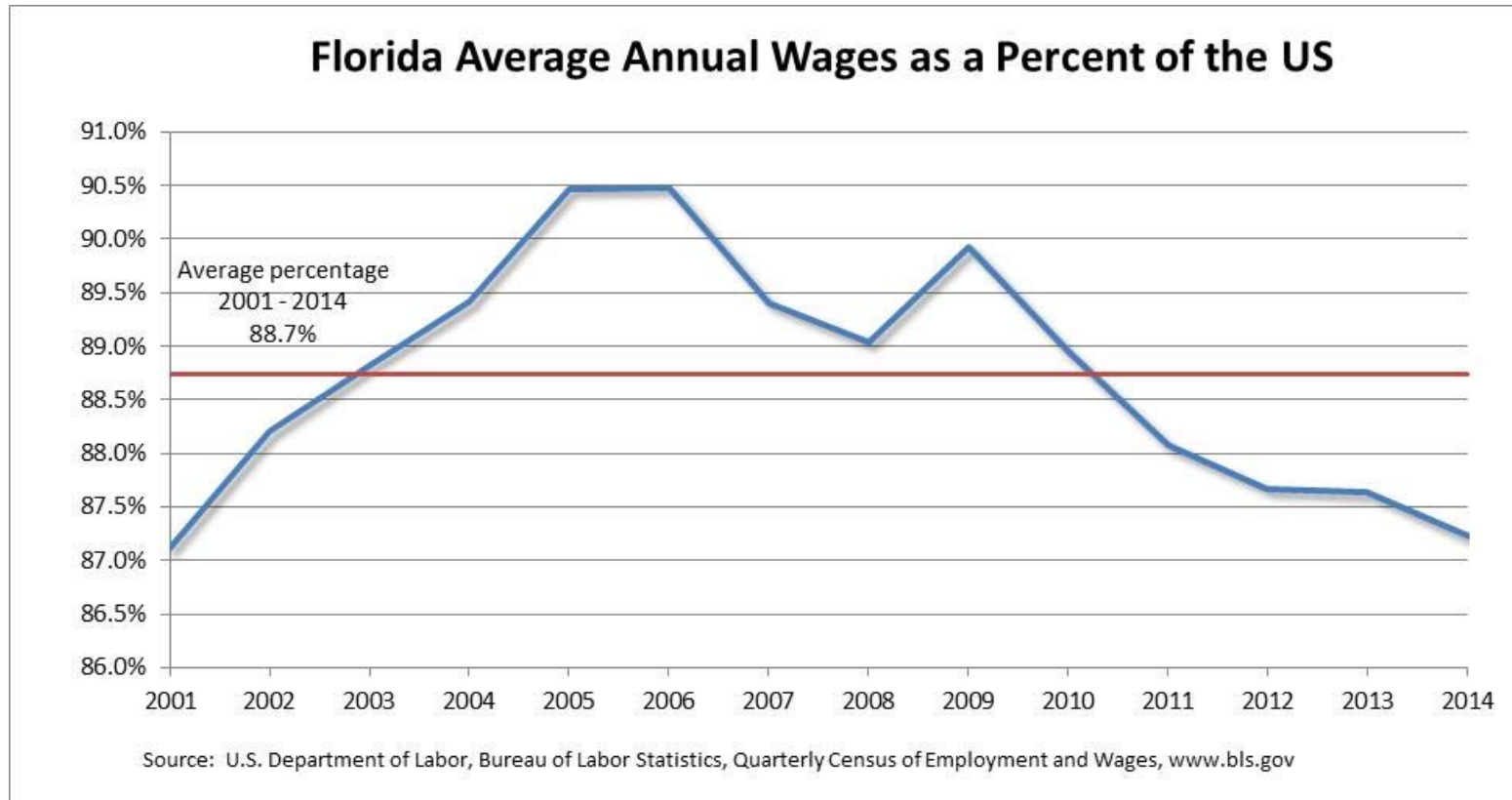
Across the State, Employment Picture Is Mixed...



Eight years past March 2007, Florida was still -1.0% below the peak. In total, 19 counties had gained employment relative to their levels at that point. Last year, there were only 16 counties.

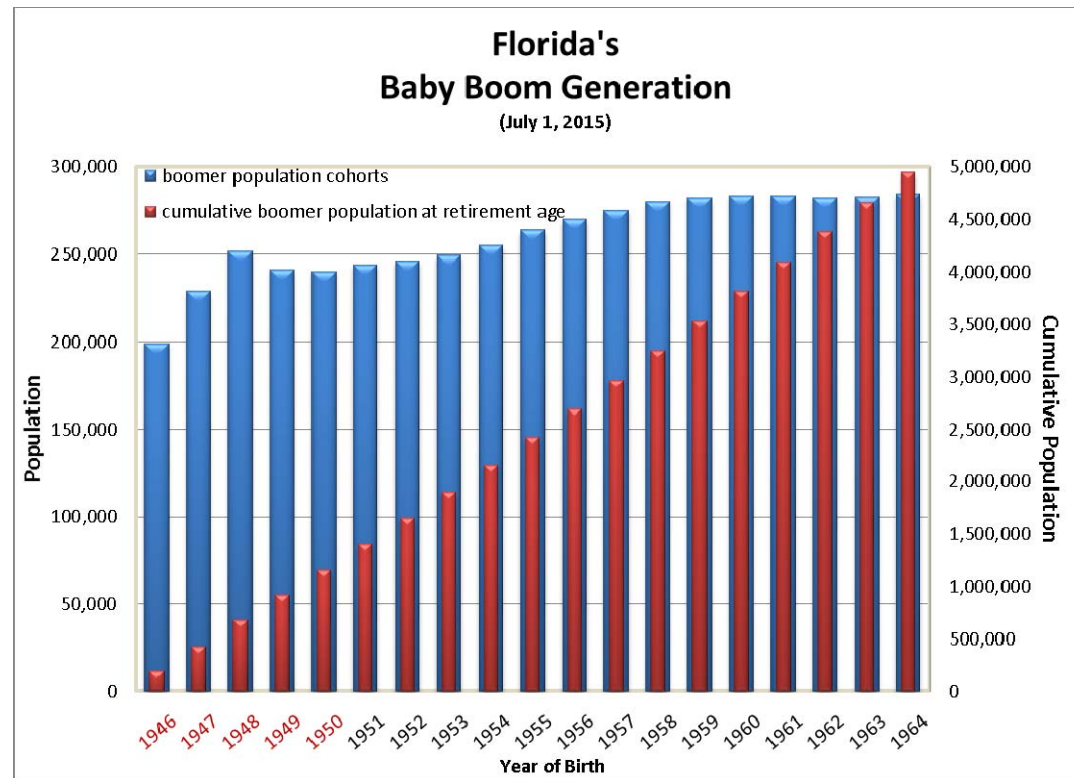


Wage Gap Increased in 2014



Florida's average annual wage has typically been below the US average. The preliminary data for the 2014 calendar year showed that it further declined to 87.2% of the US average; the posting in 2013 was 87.6%. This is Florida's lowest percentage since 2001. Although Florida's wage level actually increased over the prior year, the US average annual wage increased more.

Baby Boomers in FL Today



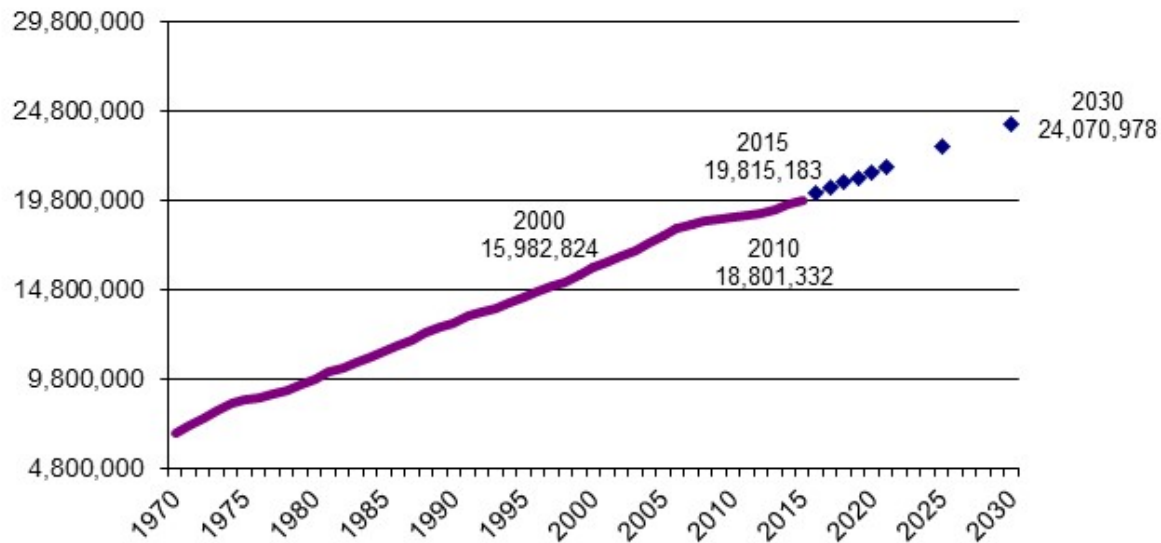
- The first cohort of Baby Boomers became eligible for retirement (turned age 65) in 2011. Only five cohorts have entered the retirement phase: 2011, 2012, 2013, 2014, and 2015. This represents 23.5% of all boomers in Florida today.
- In 2000, Florida's working age population (ages 25-54) represented 41.5 percent of the total population. With the aging Baby Boom generation, this population now represents 38.0 percent of Florida's total population and is expected to represent only 35.8 percent by 2030.

Population Growth Strengthening

- Population growth is the state's primary engine of economic growth, fueling both employment and income growth.
- Florida's population growth is expected to remain above 1.5 percent over the next few years. In the near-term, Florida is expected to grow by 1.59% between 2015 and 2016 – and average 1.52% annually between 2015 and 2020. Most of Florida's population growth through 2030 will be from net migration (94.3%). Nationally, average annual growth will be about 0.75% between 2015 and 2030.
- The future will be different than the past; Florida's long-term growth rate between 1970 and 1995 was over 3%.
- By the end of 2015, Florida broke the 20 million mark. It had surpassed New York earlier in the year to become the third most populous state.



Florida's April 1 Population

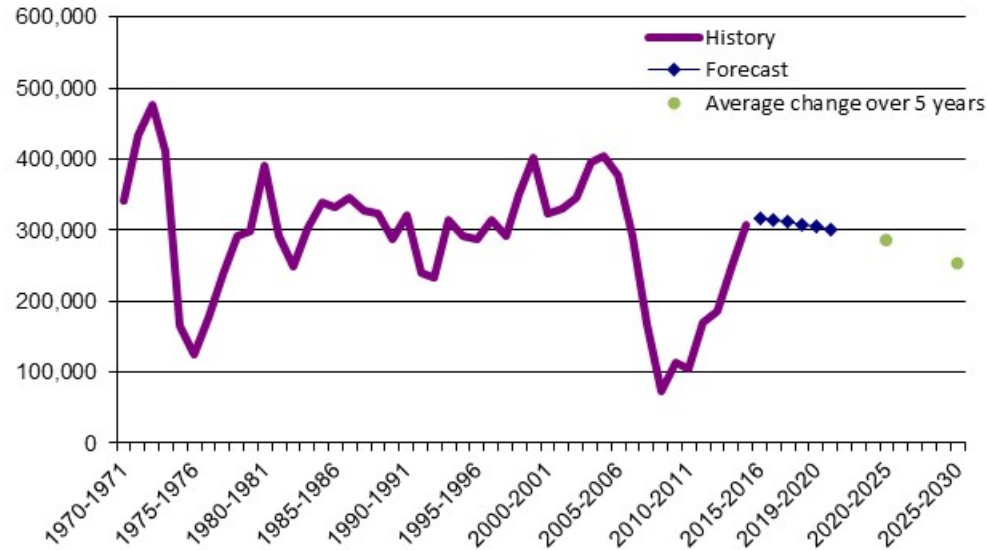


Florida's population:

- was 15,982,824 in 2000
- was 18,801,332 in 2010
- is forecast to grow to 24,070,978 by 2030



Florida's Population Growth



Population:

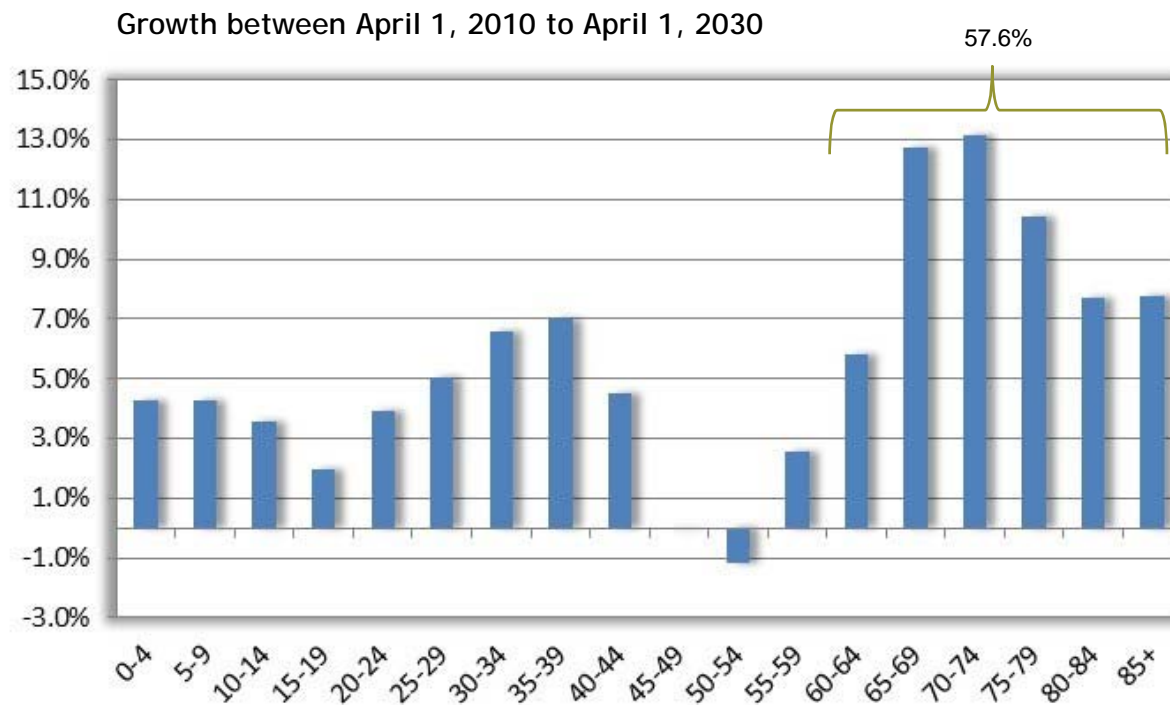
- Average annual increase between 2000 and 2006 was: 361,942
- Average annual increase between 2007 and 2015 was: 171,052

Population is forecast to increase on average by:

- 311,405 between 2015 and 2020 --- a gain of 853 per day
- 285,460 between 2020 and 2025 --- a gain of 782 per day
- 254,294 between 2025 and 2030 --- a gain of 697 per day

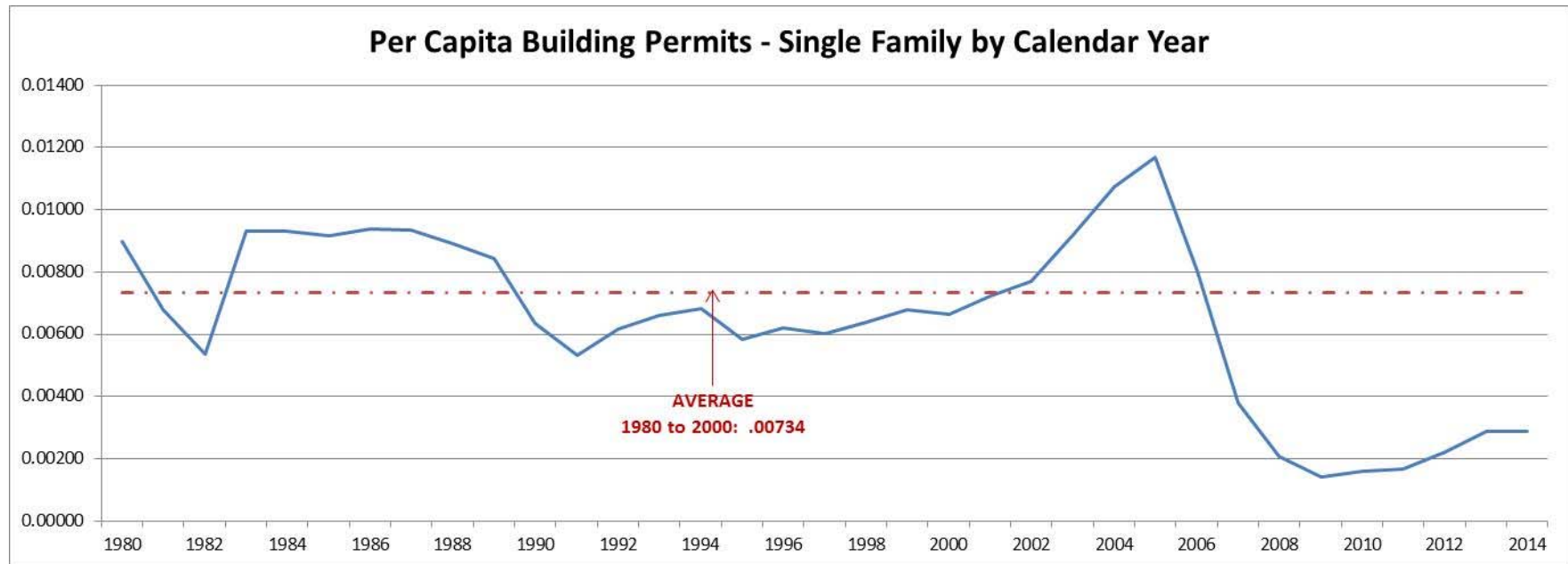
2015	
Orlando	262,949
St. Petersburg	256,681

Population Growth by Age Group



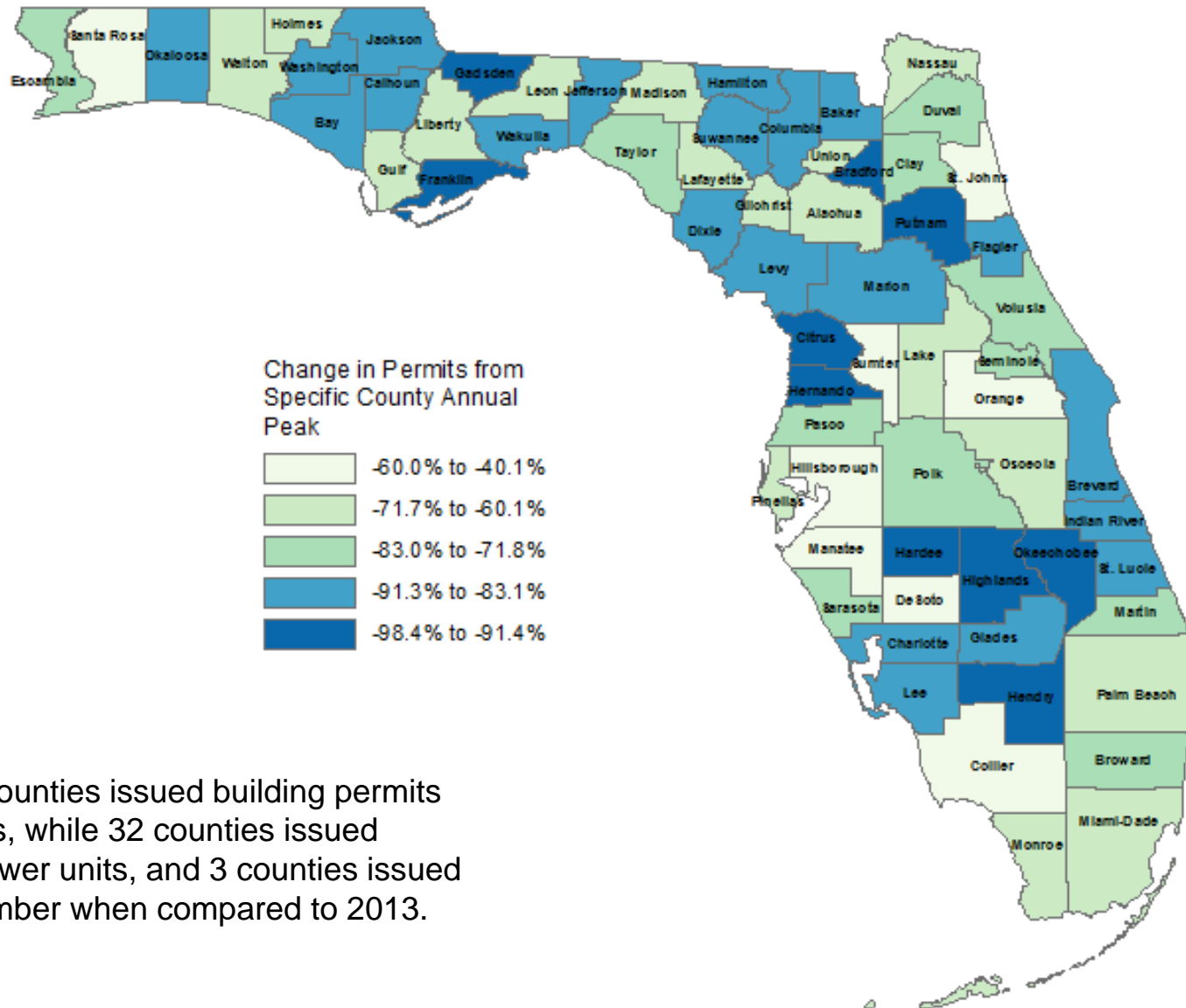
- Between 2010 and 2030, Florida's population is forecast to grow by over 5.2 million persons.
- Florida's older population (age 60 and older) will account for most of Florida's population growth, representing 57.6 percent of the gains.
- Florida's younger population (age 0-17) will account for 13.3 percent of the gains, while the young working age group (25-39) will account for 18.6 percent of the growth.

Florida Housing is Generally Improving...



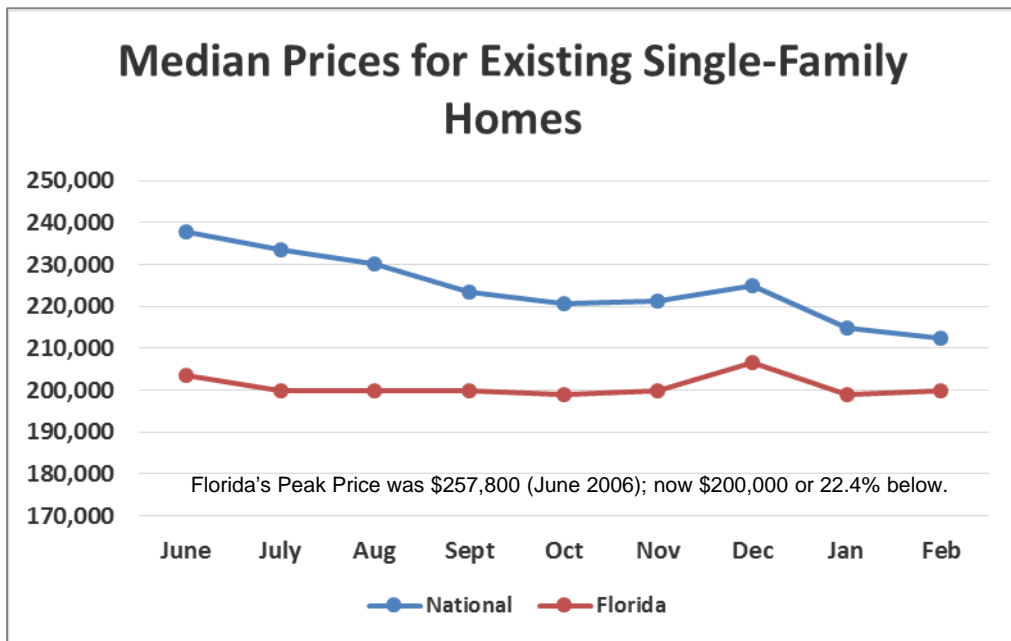
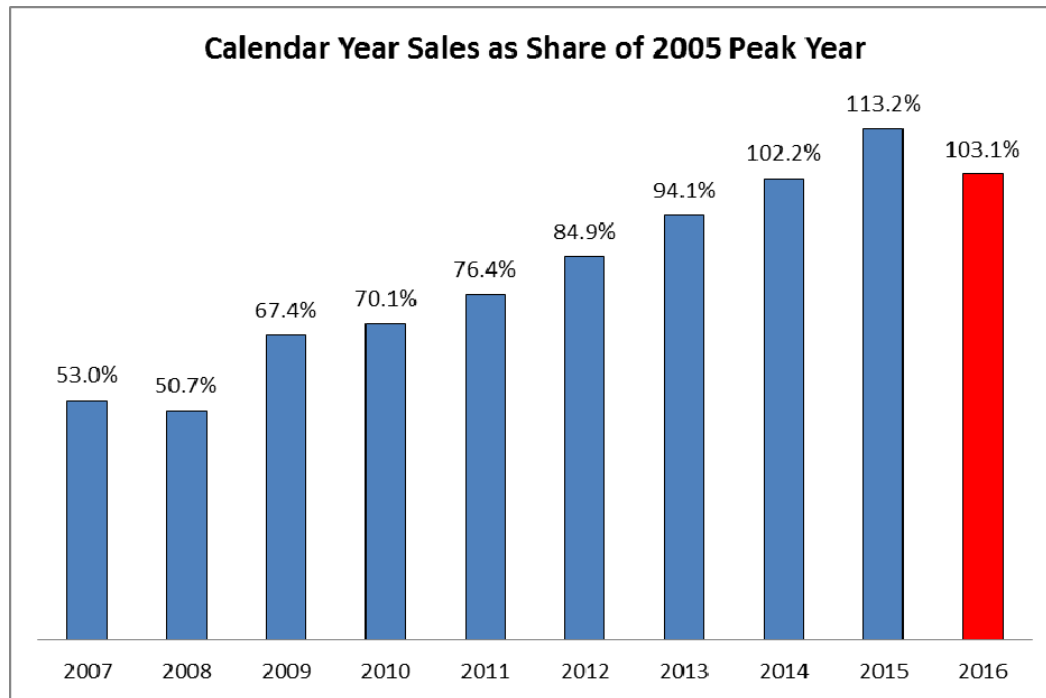
Single-Family building permit activity, an indicator of new construction, is back in positive territory, showing strong growth in both the 2012 and 2013 calendar years (32.3% and 31.3%, respectively). Despite the strong percentage growth in both years, the level is still low by historic standards, and final data for the 2014 calendar year reveals significantly slowing (but still positive) activity—posting only 1.6% growth over the prior year. However, calendar year activity for 2015 ran well above the same period in 2014; single family data was higher by +15.6% in the preliminary report.

2014 Building Permit Activity Relative to the County's Peak during the Period 2000-2007



In 2014, 32 counties issued building permits for more units, while 32 counties issued permits for fewer units, and 3 counties issued the same number when compared to 2013.

Existing Home Sales Volume In 2014 Exceeded Its 2005 Peak; 2015 Performed Even Better.

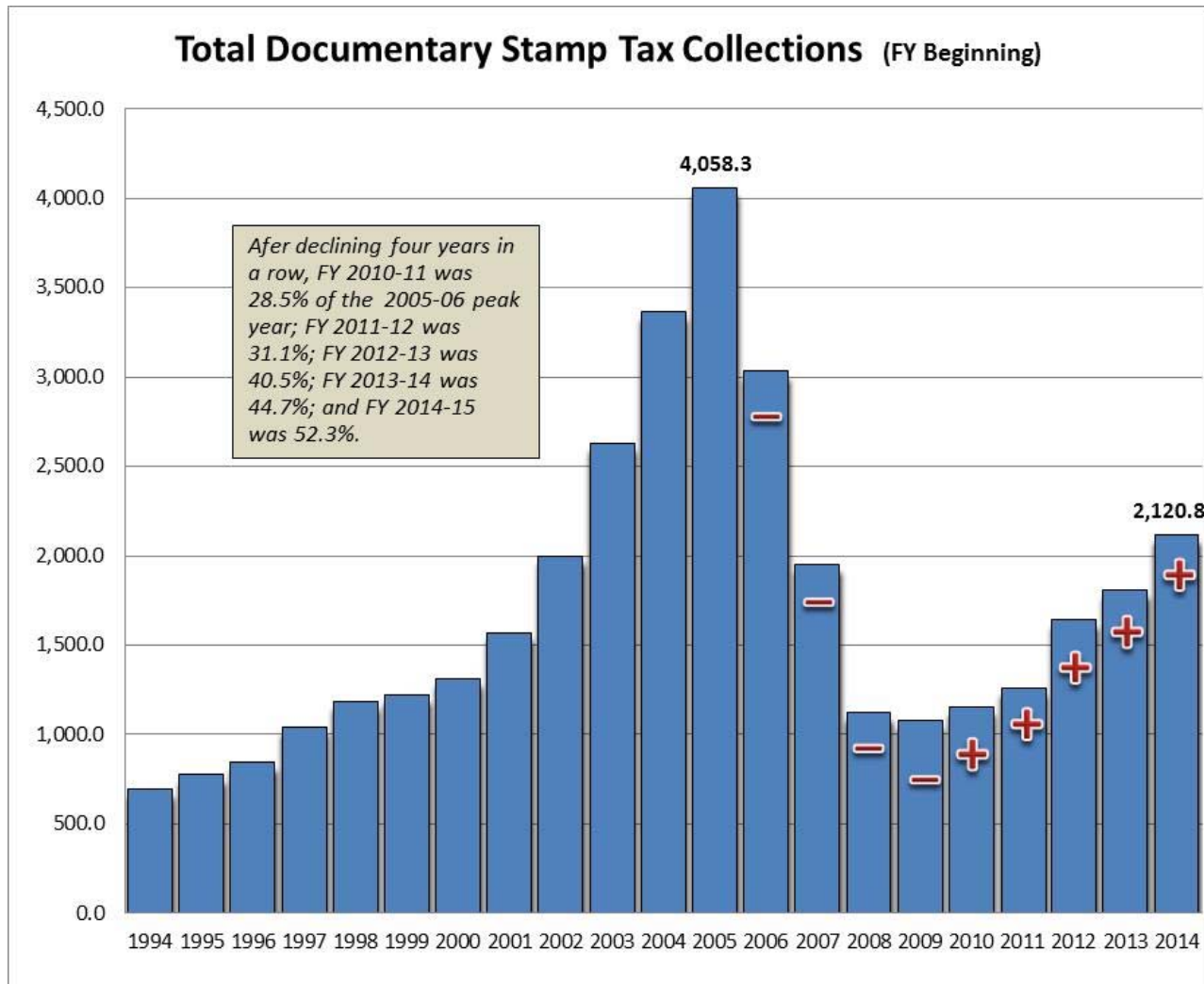


Florida's Existing Home Price Gains Have Shown Signs Of Flattening Over Recent Months, While The State's Improvements Relative To The US As A Whole Have Continued. The State's Median Price In February Was 94.2% Of The National Median Price.

Data through February 2015

Documentary Stamp Collections

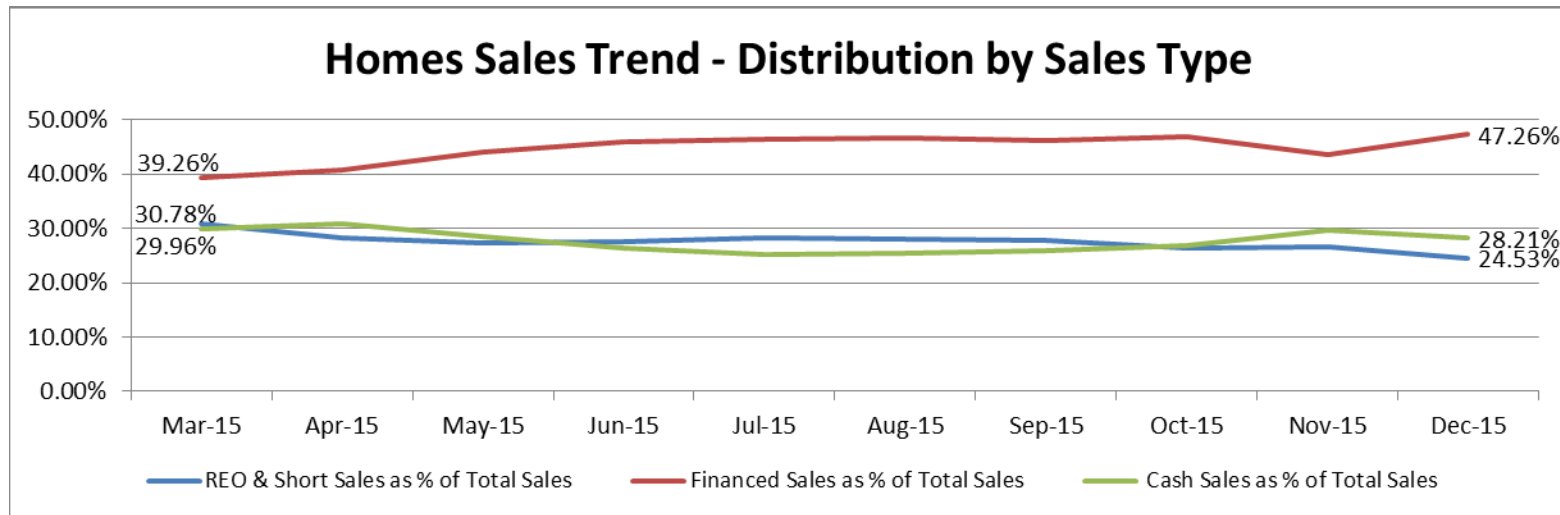
(Preliminary: Reflecting All Activity)



Documentary Stamp Tax collections saw 17.0% growth in FY 2014-15 over FY 2013-14.

Sales Mix Still Points To Subdued Pricing...

**Distressed
Property Discount
34%**



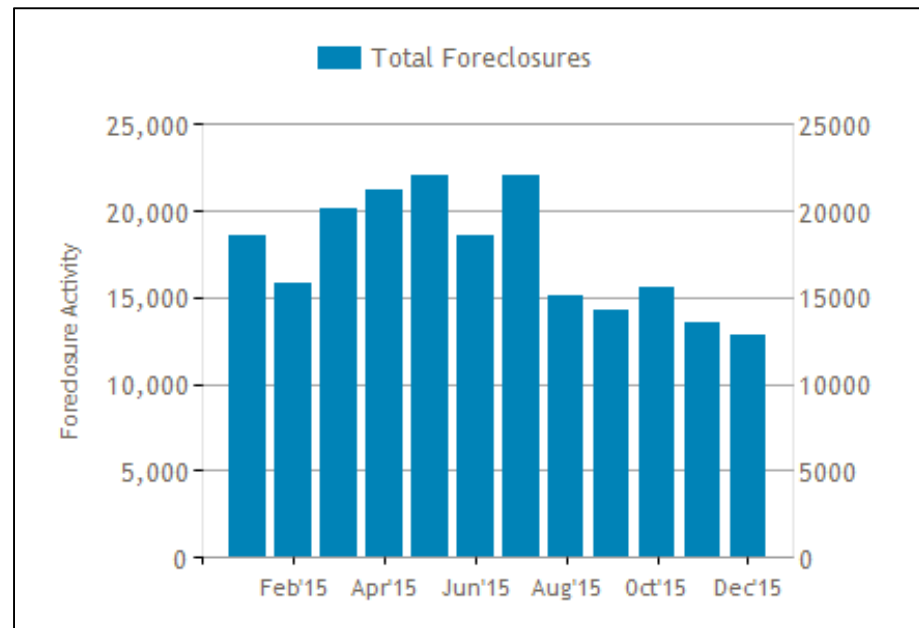
Data from LPS / Black Knight

- Financed Sales ended December 2015 with a higher share than this segment had in December 2014 (47.3% versus 40.6%). The shares of REO & Short Sales and Cash Sales have both drifted downward over this period; however, the declines in REO & Short Sales have been more consistent and stronger.
- Subdued pricing leads to a new issue. According to RealtyTrac, “States with the highest share of flips in 2015 were Nevada (8.8 percent); **Florida (8.0 percent)**; Alabama (7.4 percent); Arizona (7.1 percent); and Tennessee (6.9 percent).” The national average was 5.5 percent of all single family home sales in the second quarter of the calendar year; the peak was reached in 2005 at 8.2 percent. The Miami metro area had the most homes flipped of any market in the nation in 2015, with 10,658, representing 8.6 percent of all Miami-area home sales for the year and up 4 percent as a share of all sales from 2014.

Foreclosures Less of a Florida Issue...

Calendar Year 2015...

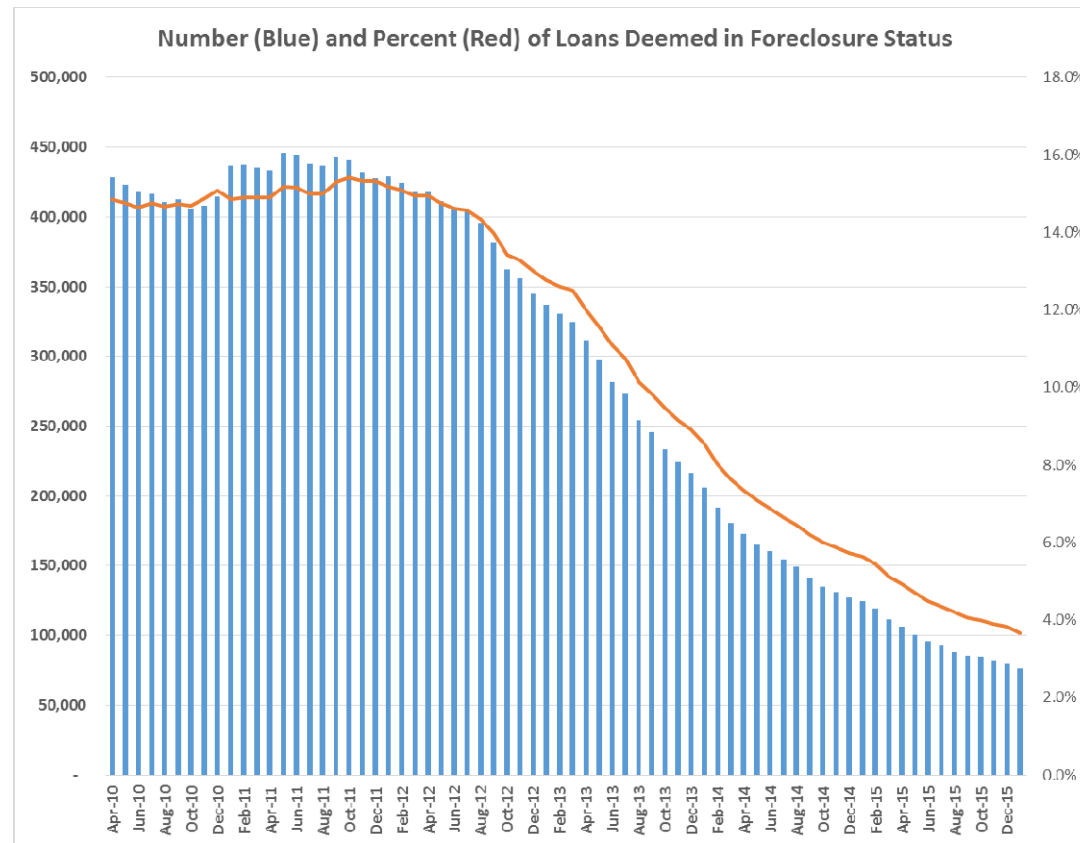
- Florida had the second highest State Foreclosure Rate. Florida's foreclosure rate ranked in the Top 5 each month in 2015.
- Metro areas with the highest foreclosure rates in 2015 were Atlantic City, New Jersey (3.43 percent of housing units with a foreclosure filing); Trenton, New Jersey (2.14 percent); **Tampa Bay-St. Petersburg-Clearwater, Florida (2.03 percent); Jacksonville, Florida (2.02 percent); and Miami (1.98 percent).**



Data from RealtyTrac

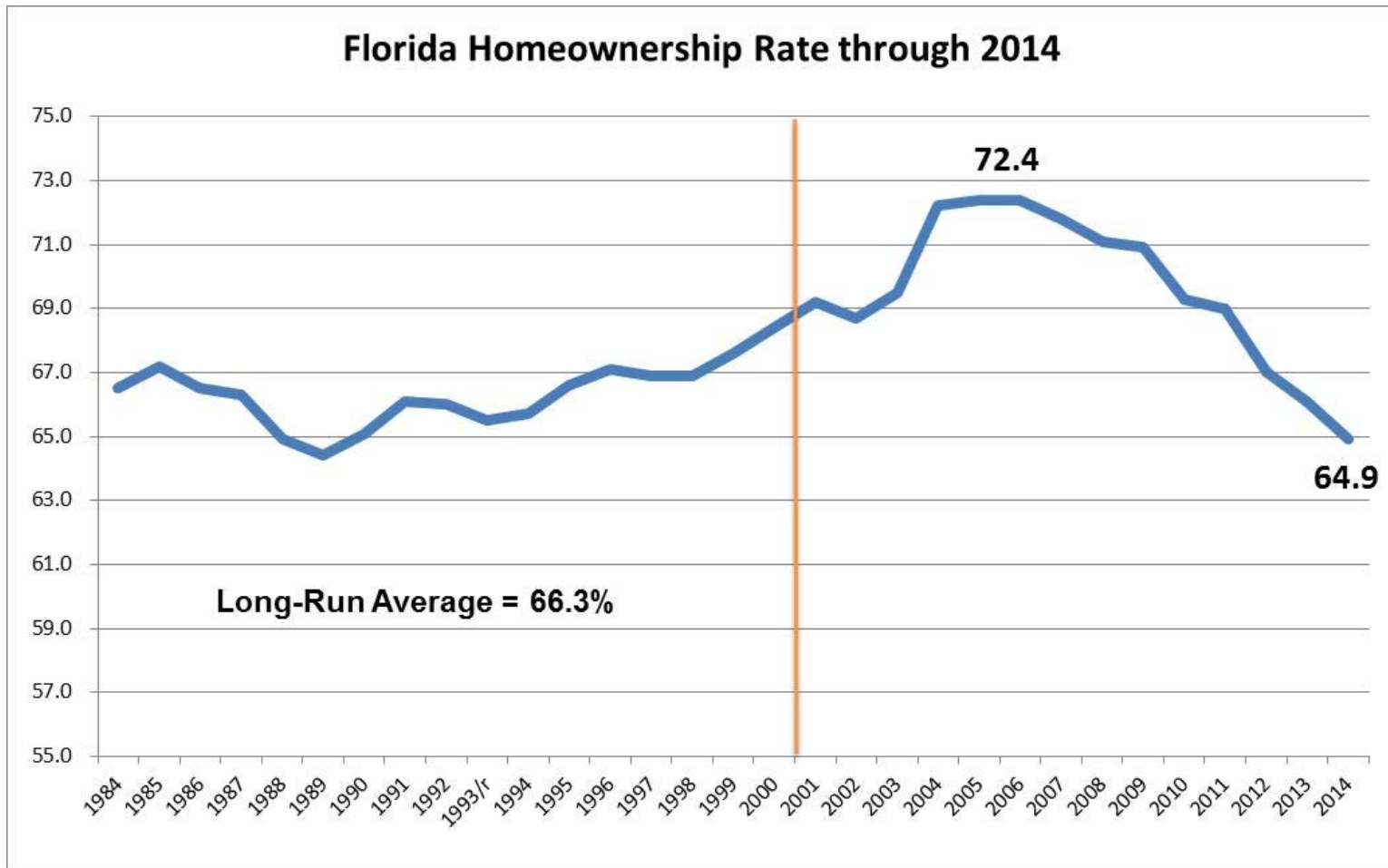
- U.S. properties foreclosed in the fourth quarter had been in the foreclosure process an average of 629 days, down slightly from 630 days in the third quarter but still up 4 percent from the average 604 days in the fourth quarter of 2014.
- There were six states where the average time to foreclose in the fourth quarter was more than 1,000 days: New Jersey (1,180 days), Utah (1,128 days), Hawaii (1,106 days), New Mexico (1,079 days), Florida (1,025 days), and New York (1,010 days). At the beginning of 2007, Florida was at 169 days or less than 6 months—now 2.8 years.

Foreclosures & Shadow Inventory



- Florida has been helped by decreasing delinquencies and non-current loans which limit the incoming pipeline, rising home values and employment, and reduced numbers of “underwater” homes. Florida’s “underwater” homes declined from a high of 50% of all residential mortgages to 11% in the most recent data. According to Black Knight’s Mortgage Monitor for June 2015, Florida saw the second largest volume reduction of underwater borrowers since the beginning of the calendar year.
- However, a significant share of the remaining foreclosable homes have been delinquent for a long time—again according to Black Knight, 37% of loans more than 5 years delinquent in Florida are not yet actively involved in the foreclosure process.

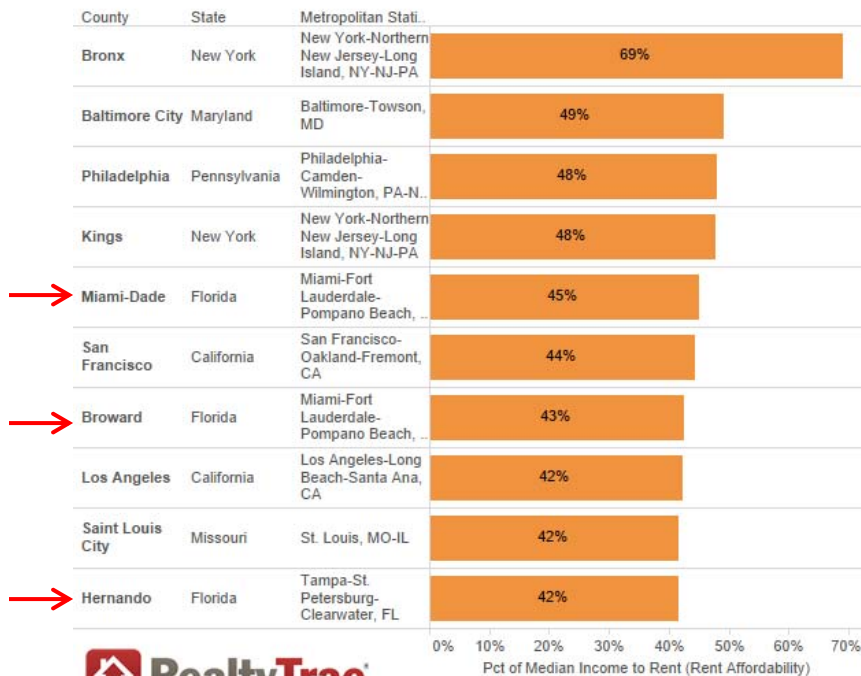
Homeownership Rate Below Normal



The 2014 percentage of 64.9 is the lowest since 1989, and it's below the long-term average for Florida. Third quarter data for 2015 came in even lower at 64.1 percent.

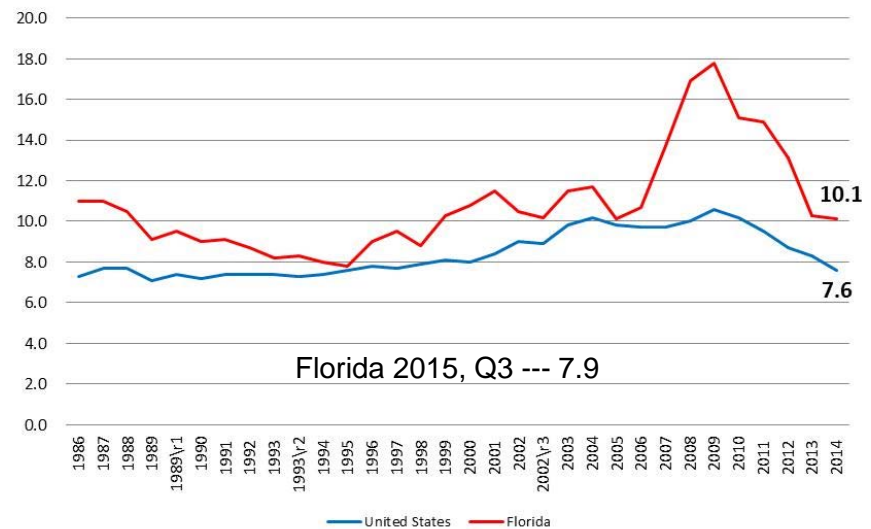
Residential Rental Vacancies Tightening Strongly in 2015 Calendar Year-to-Date; Price Pressure Starting to Appear

10 Least Affordable Rental Markets



Sources: RealtyTrac, HUD, U.S. Census

Rental Vacancy Rates
Longrun Average Percent: US---8.4; FL---10.8



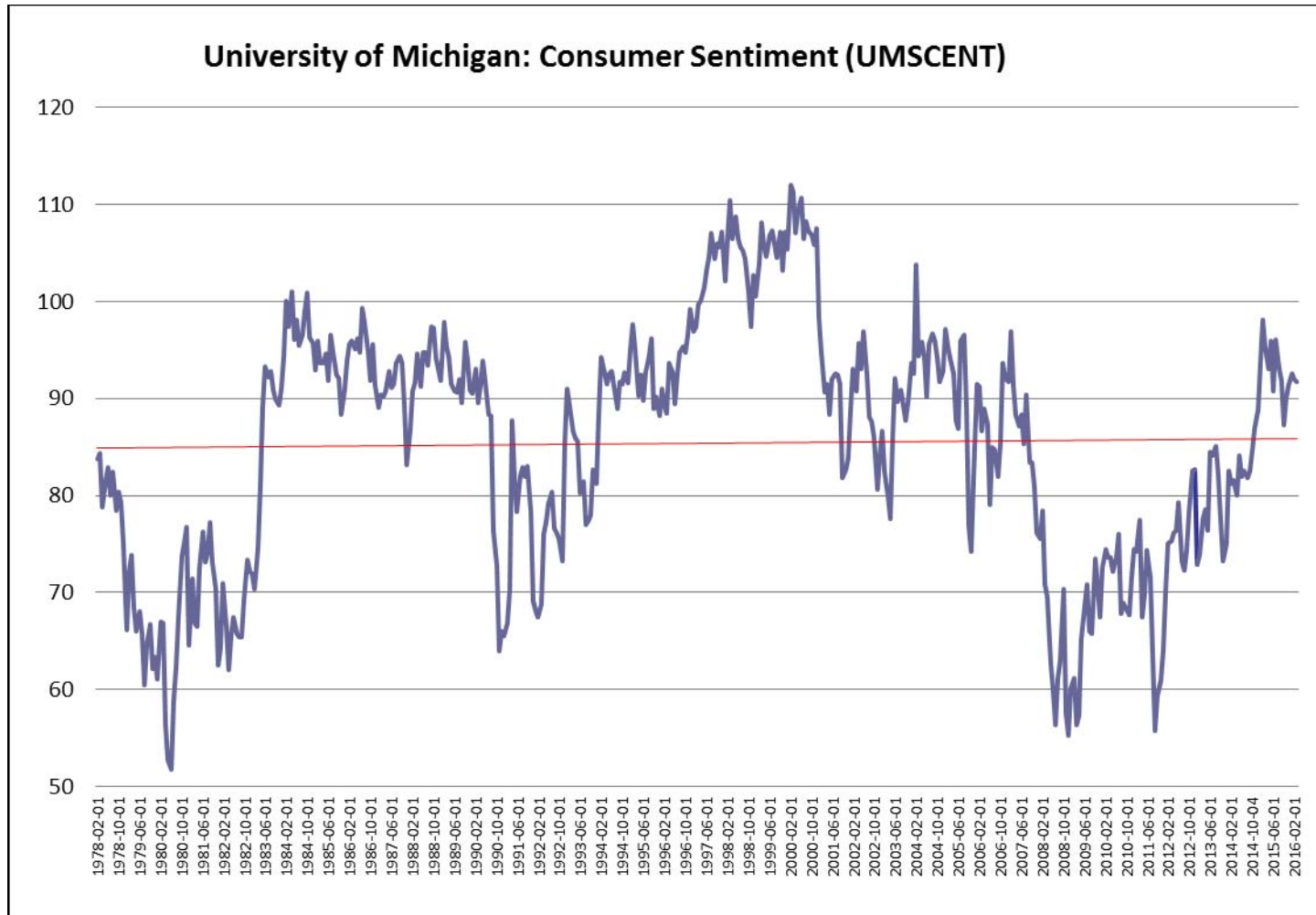
Median Gross Rent

Average Gross Rent

Year	United States	Florida	Florida relative to United States	United States	Florida	Florida relative to United States
2005	728	809	111%	803	863	107%
2006	763	872	114%	844	932	110%
2007	789	925	117%	878	991	113%
2008	824	947	115%	919	1,015	110%
2009	842	952	113%	938	1,024	109%
2010	855	947	111%	954	1,017	107%
2011	871	949	109%	973	1,027	106%
2012	884	954	108%	990	1,037	105%
2013	905	972	107%	1,016	1,050	103%
2014	934	1,003	107%	1,047	1,087	104%

Source: U.S. Census Bureau, American Community Survey, 1-Year, 2005-2014.

Consumer Perceptions Off From High



Nationally, the sentiment reading for February 2016 (91.7) is notably above the index average since inception (85.3) although the reading has retreated since January. At 98.1, January 2015 had the highest recorded reading since January 2004.

Economy Recovering

Florida growth rates are generally returning to more typical levels and continue to show progress. However, the drags are more persistent than past events, and it will take another year to climb completely out of the hole left by the recession. In the various forecasts, normalcy has been largely achieved by FY 2016-17. Overall...

- The recovery in the national economy is nearing completion. While most areas of commercial and consumer credit have significantly strengthened – residential credit for purchases still remains somewhat difficult for consumers to access with a weighted average credit score of 751 and LTV of 81 percent. Student loans and recently undertaken auto debts appear to be affecting the ability to qualify for residential credit.
- By the close of the 2014-15 fiscal year, several key measures of the Florida economy had returned to or surpassed their prior peaks.
 - Most of the personal income metrics (real per capita income being a notable exception), some employment sectors and all of the tourism counts exceeded their prior peaks.
 - Still other measures were posting solid year-over-year improvements, even if they were not yet back to peak performance levels.
 - In the current forecast, none of the key construction metrics show a return to peak levels until 2021-22.

Upside Risks...

Construction...

- The “shadow inventory” of homes that are in foreclosure or carry delinquent or defaulted mortgages may contain a significant number of “ghost” homes that are distressed beyond realistic use, in that they have not been physically maintained or are located in distressed pockets that will not come back in a reasonable timeframe. This means that the supply has become two-tiered – viable homes and seriously distressed homes.
- To the extent that the number of viable homes is limited, new construction may come back quicker than expected.

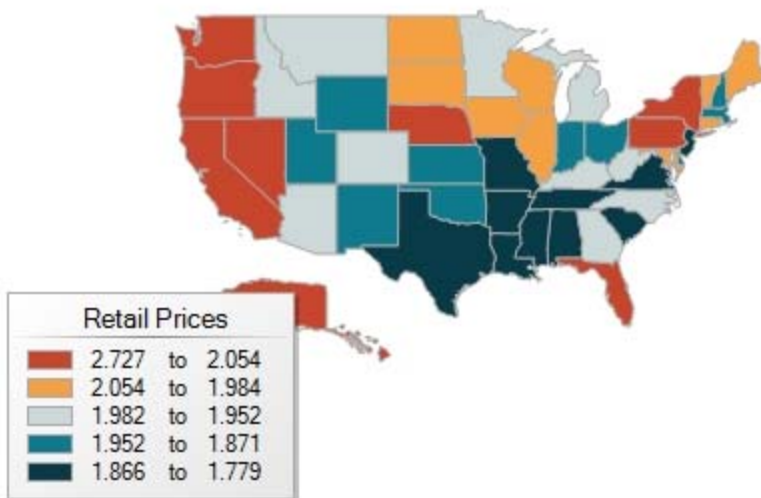
More Buyers...

- In 2015, the first wave of homeowners affected by foreclosures and short sales are past the seven-year window generally needed to repair credit.
- While there is no evidence yet, atypical household formation will ultimately unwind—driving up the demand for housing.

Low Gas Prices Were A Windfall...

Florida Average Prices	Regular
Current Avg.	\$2.054
Year Ago Avg.	\$2.427
Highest Recorded Avg.	\$4.079

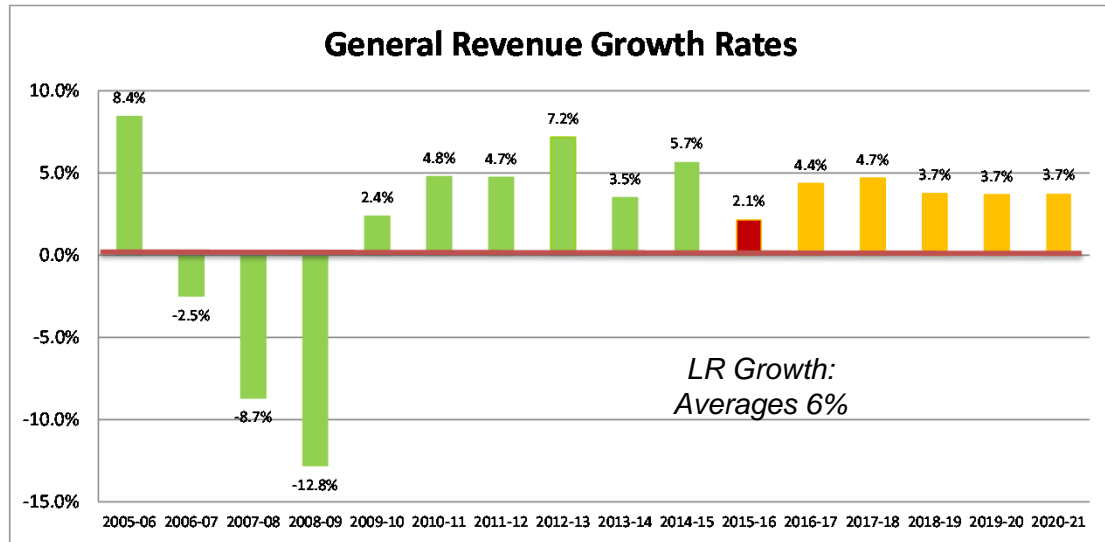
Prices updated by AAA as of 3/24/2016 3:45am



- OPEC's continued inaction has allowed gas prices to remain low.
- Consumers in Florida have generally treated the lower gas prices as a one-time windfall or dividend, boosting consumer spending.
- IHS (Global Insight) has estimated that Americans spent approximately \$750 per household less on motor fuel in 2015 than they did in 2014. For Florida, this meant approximately \$5.86 billion in additional spending. If 100% of it was spent on taxable sales, this amount equates to over \$350 million in additional sales taxes --- a significant part of the change to the Summer 2015 forecast.
- IHS now projects that households will spend \$380 less at the pump in 2016 than they did in 2015.
- However, prices have fallen so low that the negative effects on the world economy have begun to dominate the positives.

General Revenue Forecast

The growth rates for FY 2012-13 and FY 2013-14 are slightly distorted by the receipt of the \$200.1 million deposit from the National Mortgage Settlement Agreement. After adjusting for this deposit, the underlying growth rates are 6.3% and 4.7%, respectively.



Fiscal Year	Aug 2015 Forecast	Jan 2016 Forecast	Difference	Incremental Growth	Growth
2005-06	27074.8	27074.8	0.0	0.0	8.4%
2006-07	26404.1	26404.1	0.0	-670.7	-2.5%
2007-08	24112.1	24112.1	0.0	-2292.0	-8.7%
2008-09	21025.6	21025.6	0.0	-3016.5	-12.8%
2009-10	21523.1	21523.1	0.0	497.5	2.4%
2010-11	22551.6	22551.6	0.0	1028.5	4.8%
2011-12	23618.8	23618.8	0.0	1067.2	4.7%
2012-13	25314.6	25314.6	0.0	1696.3	7.2%
2013-14	26198.0	26198.0	0.0	883.4	3.5%
2014-15	27681.1	27435.9	245.2	257.9	5.7%
2015-16	28,414.1	28,274.8	(139.3)	593.7	2.1%
2016-17	29,756.2	29,507.0	(249.2)	1232.2	4.4%
2017-18	31,189.3	30,889.4	(299.9)	1382.4	4.7%
2018-19	32,305.4	32,044.5	(260.9)	1155.1	3.7%
2019-20	33,512.8	33,223.8	(289.0)	1179.3	3.7%
2020-21	34,732.1	34,467.6	(264.5)	1243.8	3.7%

In FY 2014-15, General Revenue collections surpassed the prior peak in 2005-06 for the first time since then. After slightly slowing in FY 2015-16, steady growth is expected to continue throughout the forecast.